

# **Fort McPherson Zoning & Land Use Blueprint Community Meeting**

**November 21, 2009**



**City of Atlanta**



department of planning and community development

planning + community +  
development

# Workshop Agenda

- Welcome and Opening Remarks
- Introductions
  - City Council
  - McPherson Implementing Local Redevelopment Authority
  - City of East Point Staff
  - McPherson Planning Team
- Workshop Presentation

## Bureau of Planning Fort McPherson Planning Team

### Planning Resource Team

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Planner

**Jewelle F. Kennedy**  
Planning Resource Coordinator



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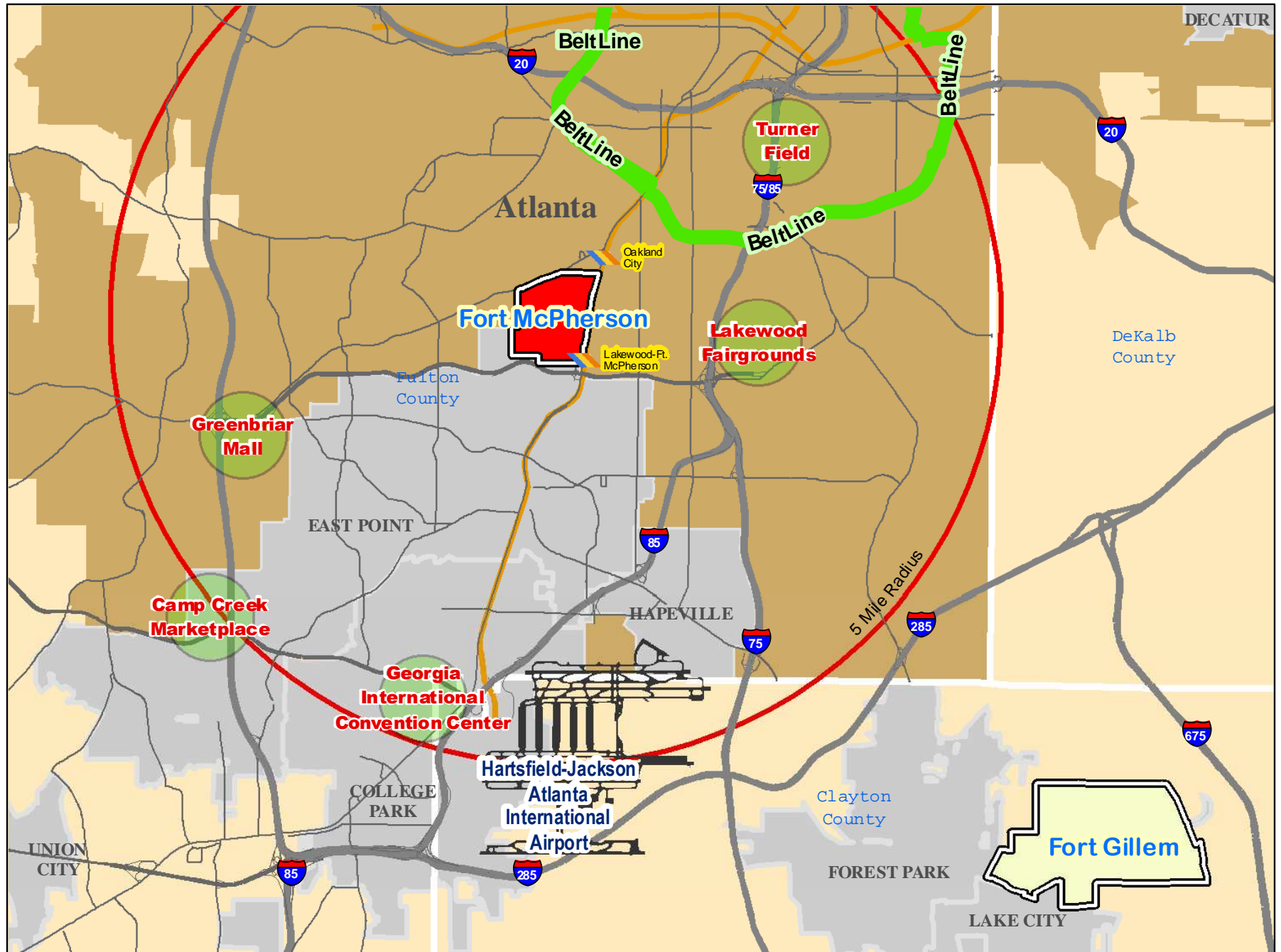
# Discussion Points

- Timeline & History
- Site Context
- Background Research & Analysis
- Subarea Opportunities
- Future Actions
- Workshop Breakout Sessions

# Timeline & History

- 2005 Base Realignment and Closure (BRAC) Commission selects Fort McPherson for closure by September 2011
- McPherson Planning Local Redevelopment Authority (MPLRA) established by Department of Defense on December 14, 2005
- Phase 1: Inclusive visioning process involving various stakeholders (2006)
  - Work program included numerous briefings and meetings with both the public and elected officials to initiate plan visioning
- Phase 2: Outreach and reuse planning study (2007)
  - Work program included a series of public meetings/Charrette rounds/workshops
  - Reuse Plan completed and approved by MPLRA on September 11, 2007
  - Governor Perdue signed legislation on May 14, 2008 creating the McPherson Implementing Local Redevelopment Authority (MILRA)
- Phase 3: Redevelopment plan implementation (Zoning) (2009)

## Site Context





# Other Base Closures

## Lowry Air Force Base

- Location:  
Denver, CO
- Size: 1866 Acres
- Base Closure:  
1994
- Projected  
Completion:  
2010



# Comparison to Fort McPherson

## Lowry

- 7000 Jobs Created
- 4500 New Homes and Apartments
- 130,000 sf Retail
- Located in Urban Area
- Creek Side green space

## Fort McPherson

- 9000 Jobs Created (*Proposed*)
- 2600 New Homes and Apartments (*Proposed*)
- 400,000 sf Retail (*Proposed*)
- Located in Urban Area
- Creek Side green space



# Lowry Air Force Base



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Background Research &  
Analysis

# Other Base Closures

## Fitzsimons Army Medical Center

- Location:  
Denver, CO
- Size: 578 Acres
- Base Closure:  
1999
- Projected  
Completion:  
2030





# Comparison to Fort McPherson

## Fitzsimons

- 578 Acres
- 40,000 Jobs
- 170 acre Bioscience Facility
- Located in Urban Area

## Fort McPherson

- 488 Acres
- 9000 Jobs Created (*Proposed*)
- 170 acre Bioscience Facility (*Proposed*)
- Located in Urban Area



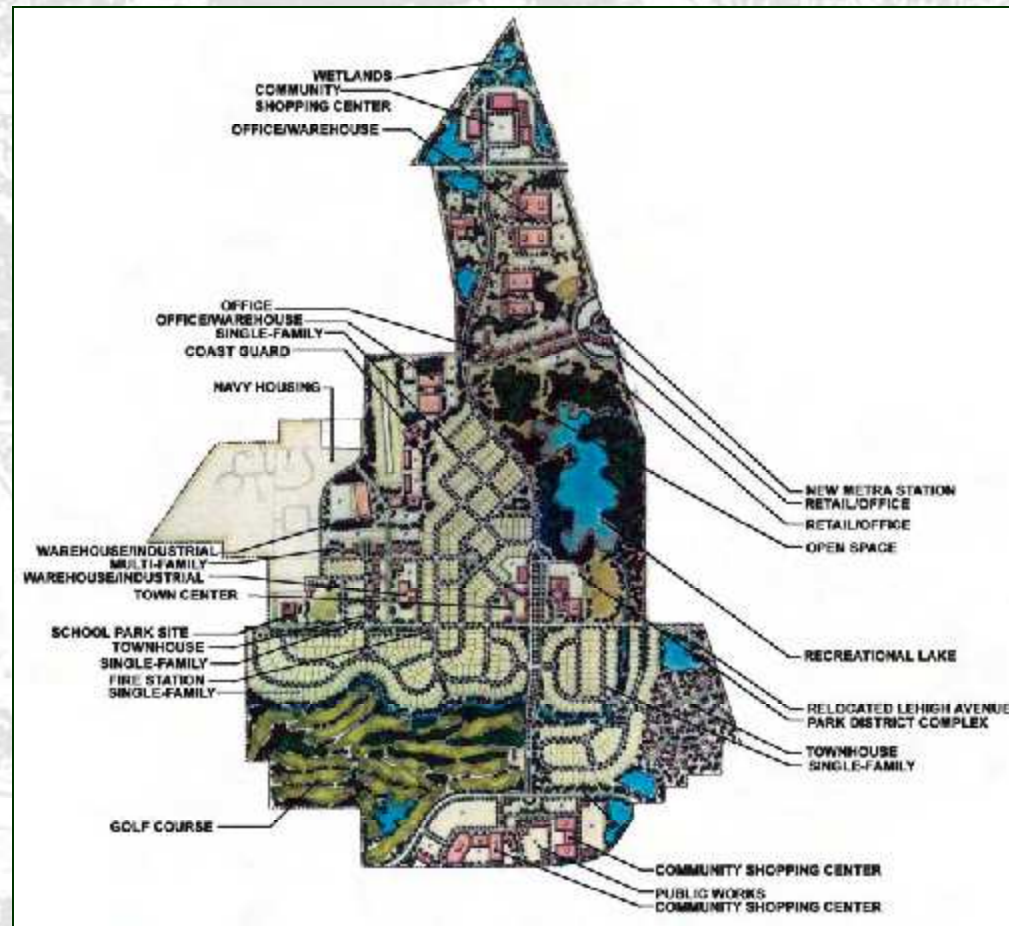
# Fitzsimons Army Medical Center



# Other Base Closures

## Glenview Naval Air Station

- Location:  
Outside Chicago
- Size: 900 Acres
- Base Closure:  
1995
- Projected  
Completion:  
2010





# Comparison to Fort McPherson

## Glenview

- Senior Living Facilities
- 1000 Homes
- Mixture of Retail

## Fort McPherson

- Senior Living Facilities (*Proposed*)
- 2600 Homes (*Proposed*)
- Main Street District



# Glenview Naval Air Station



# Other Base Closures

## Moffett Field

- Location:  
Outside San  
Francisco
- Size: 213 Acres
- Base Closure:  
1991
- Projected  
Completion:  
2020



**NASA Research Park**



# Comparison to Fort McPherson

## Moffett Field

- 141 acre Research Park
- 72 acre Historic District
- Pedestrian connections through large blocks in Research Park

## Fort McPherson

- 170 acre Employment Center
- 40+ acre Historic District
- Pedestrian connections throughout site

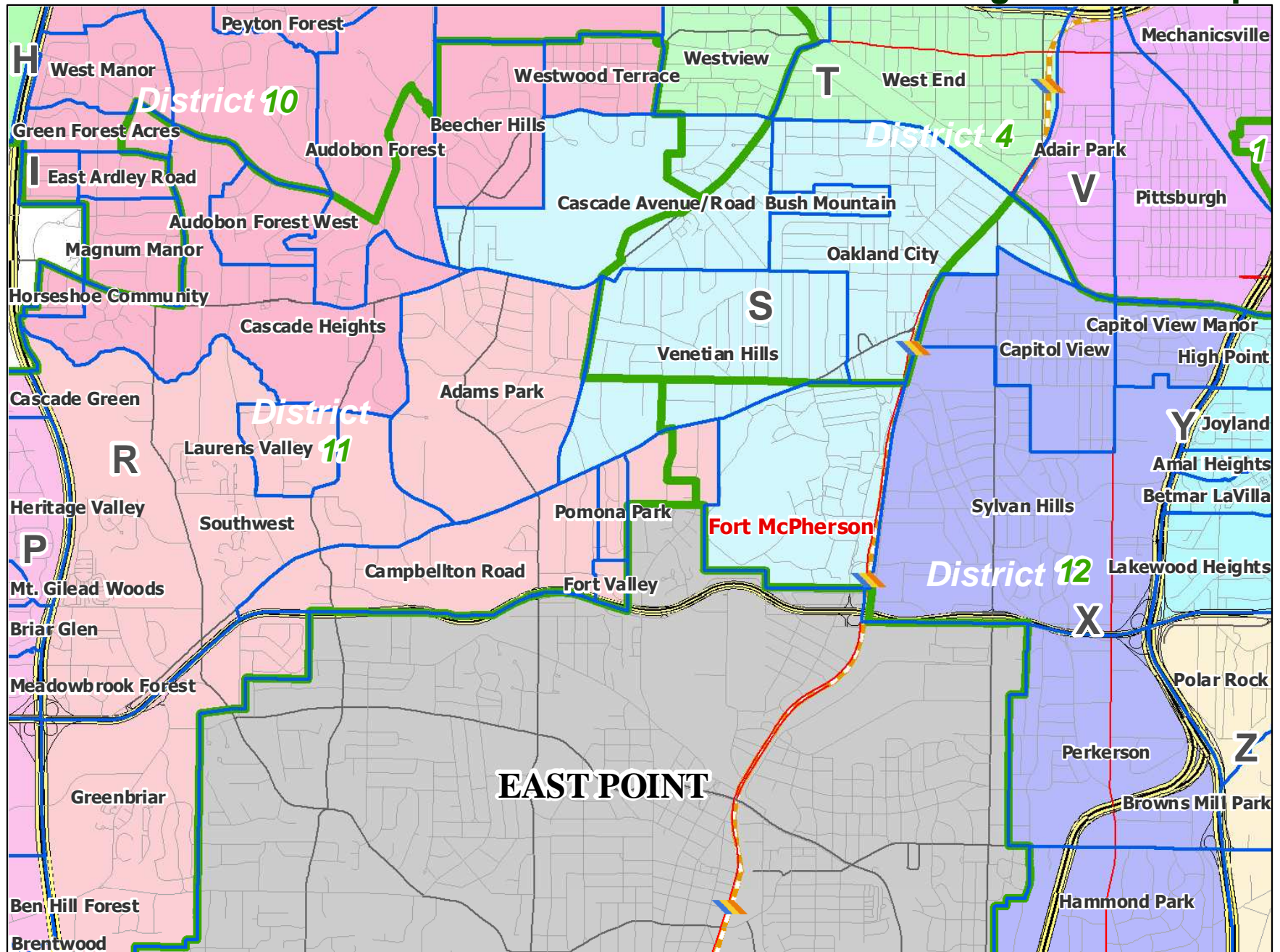


# Moffett Field





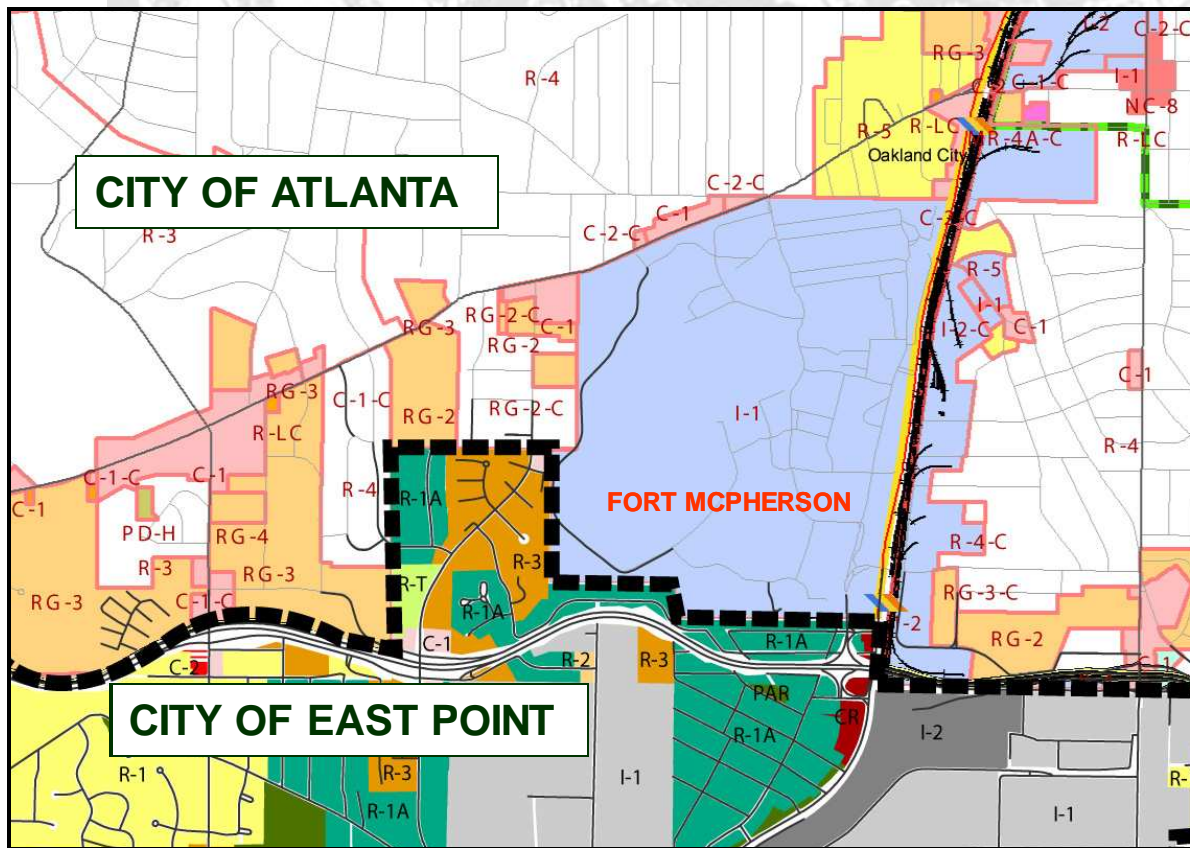
## NPU's & Neighborhood Map





# Existing Fort McPherson Zoning

## Surrounding Zone Districts



## ATLANTA

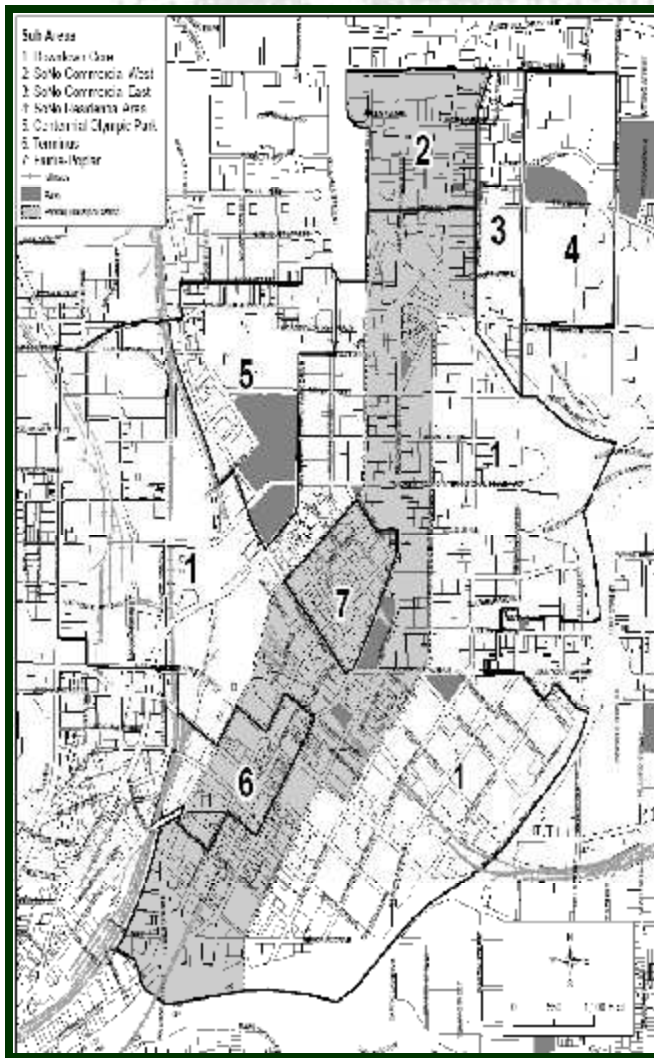
- R-3 and R-4 Single Family Residential
- R-5 Two Family Residential
- RG-3 Residential-Limited Commercial
- C-1 and C-2 Commercial
- I-1 and I-2 Industrial
- PD-H Planned Development Housing
- NC Neighborhood Commercial

## EAST POINT

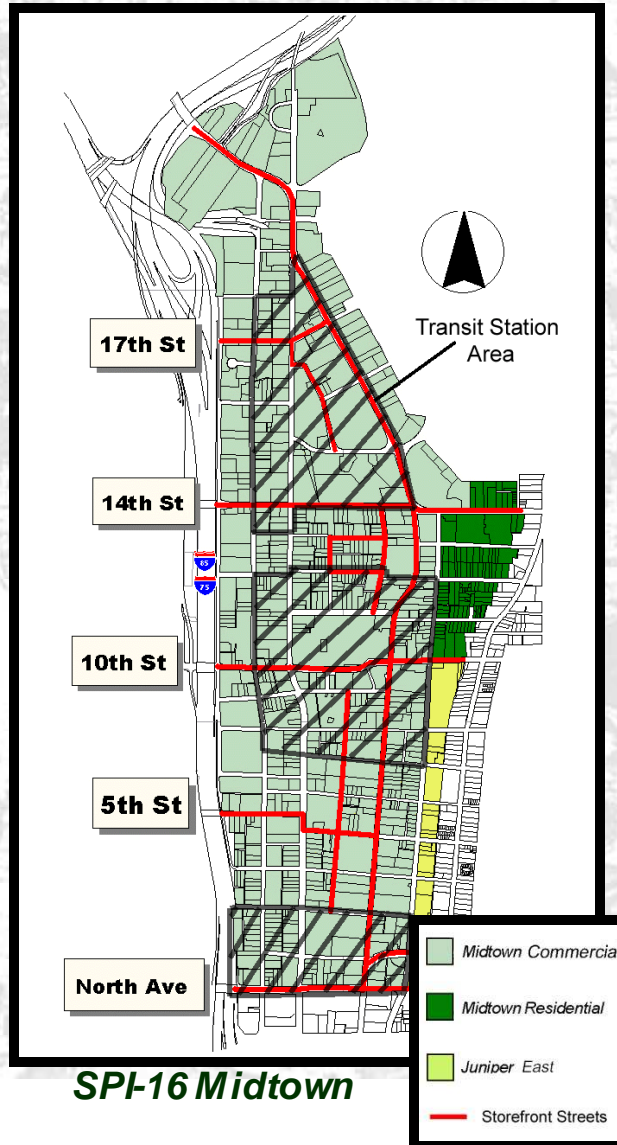
- R-1 Single Family Residential
- R1-A Urban Residential
- R-2 Two Family Residential
- R-3 Multi-Family Residential
- R-T Residential Townhouse
- C-1 Neighborhood Commercial
- C-2 Central Business District
- CR Commercial Redevelopment
- I-1 Light Industrial
- I-2 Heavy Industrial
- PAR Parks and Recreation

# City of Atlanta Zoning Tools

## Special Public Interest Zoning:



**SPI-1 Downtown**



**SPI-16 Midtown**

*“Designated districts of the City where the community has come together to create an blueprint that reflects the community’s vision for the future development of that area.”*

Maximizes a public investment made in an area including:

- MARTA transit stations, to increase ridership
- Public parks (i.e. Centennial/Piedmont Park)
- Areas of historic significance (Oakland Cemetery)
- Other areas of special public interest



# Similarities to Fort McPherson

## *Downtown, Midtown, and Mechanicsville SPLs*

- Identified uses which fit the special interest of the district
- Defined subareas
- Provided development standards
- Improved the aesthetic quality of the street and built environment
- Promoted an active, lively and safe pedestrian environment
- Designated and protected historical properties

# City of Atlanta Policy Documents

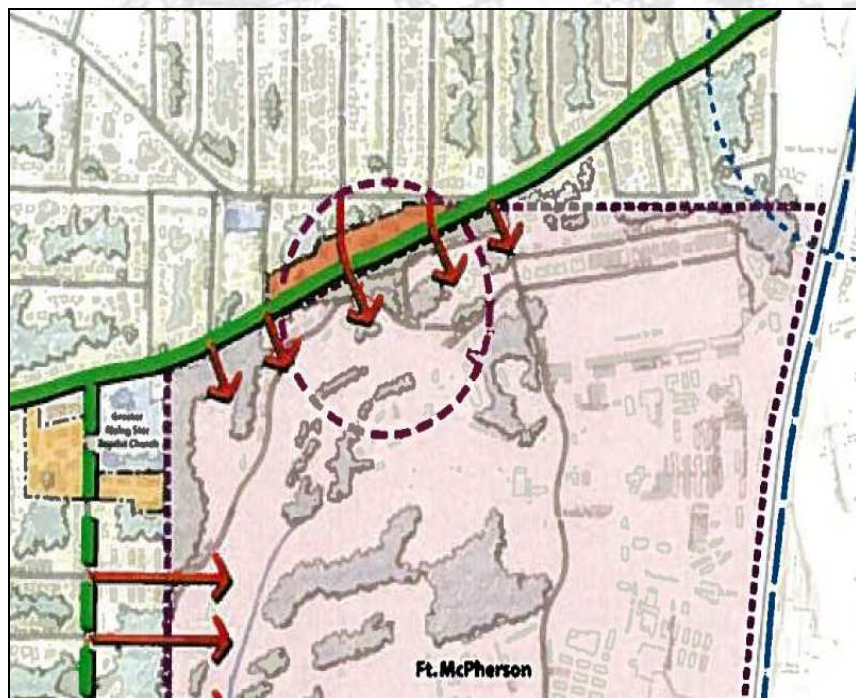
## Multiple city-wide policy documents including:

- Campbellton Road Corridor Study
- Oakland City/Lakewood Livable Centers Initiative
- Connect Atlanta Plan
- Peachtree Streetcar (*The Streetcar*)
- Project Greenspace
- Comprehensive Development Plan
- Capital Improvements Program (surrounding NPU's)



# Campbellton Road Corridor Study Concepts

## Venetian Hills and Campbellton Road Intersection





# LRA Approved Land Use Plan

Total Size: 488 Acres

## Districts

Historic: 40+ Acres

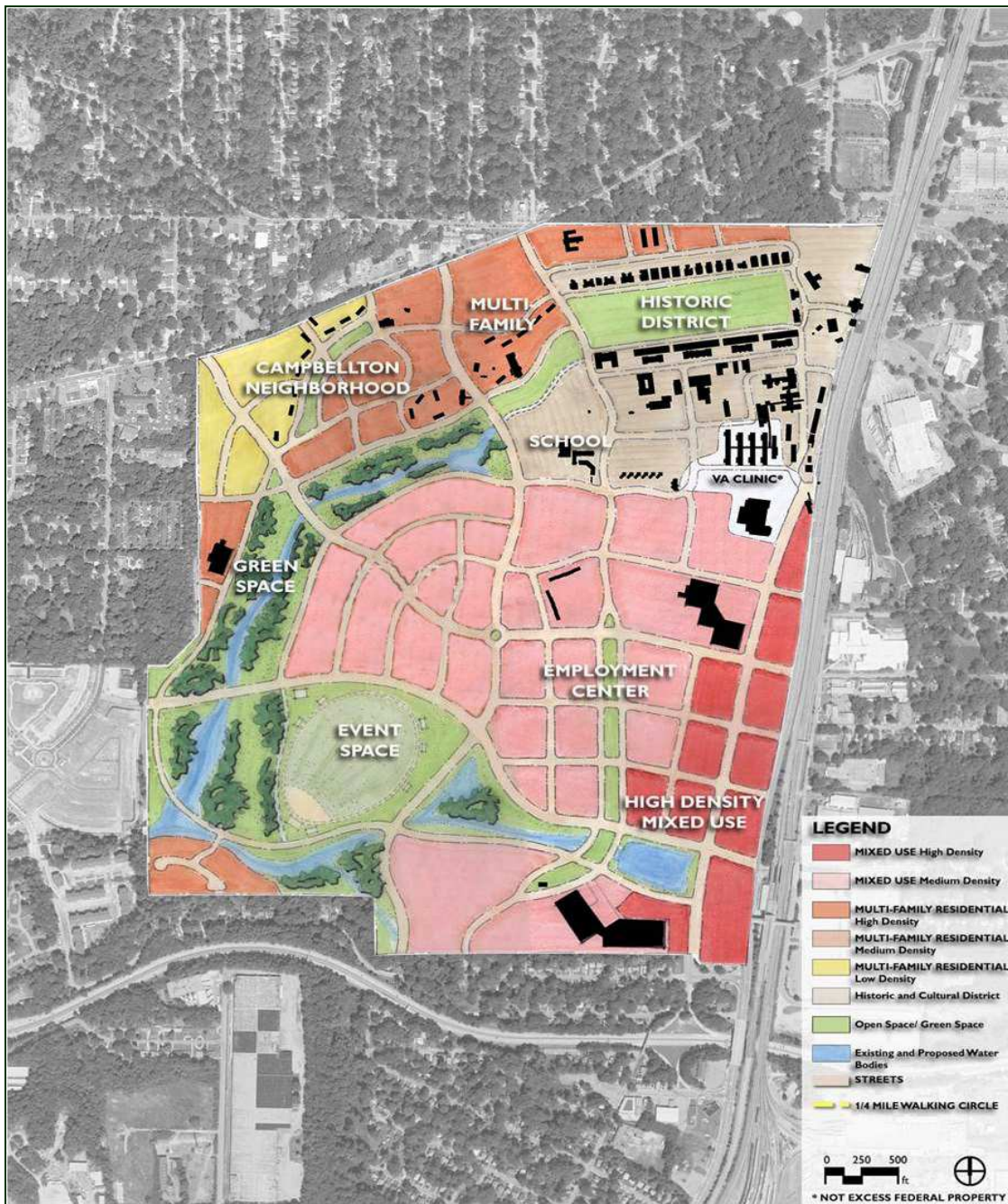
Main Street: 35 Acres

Employment: 170 Acres

Residential: 82 Acres

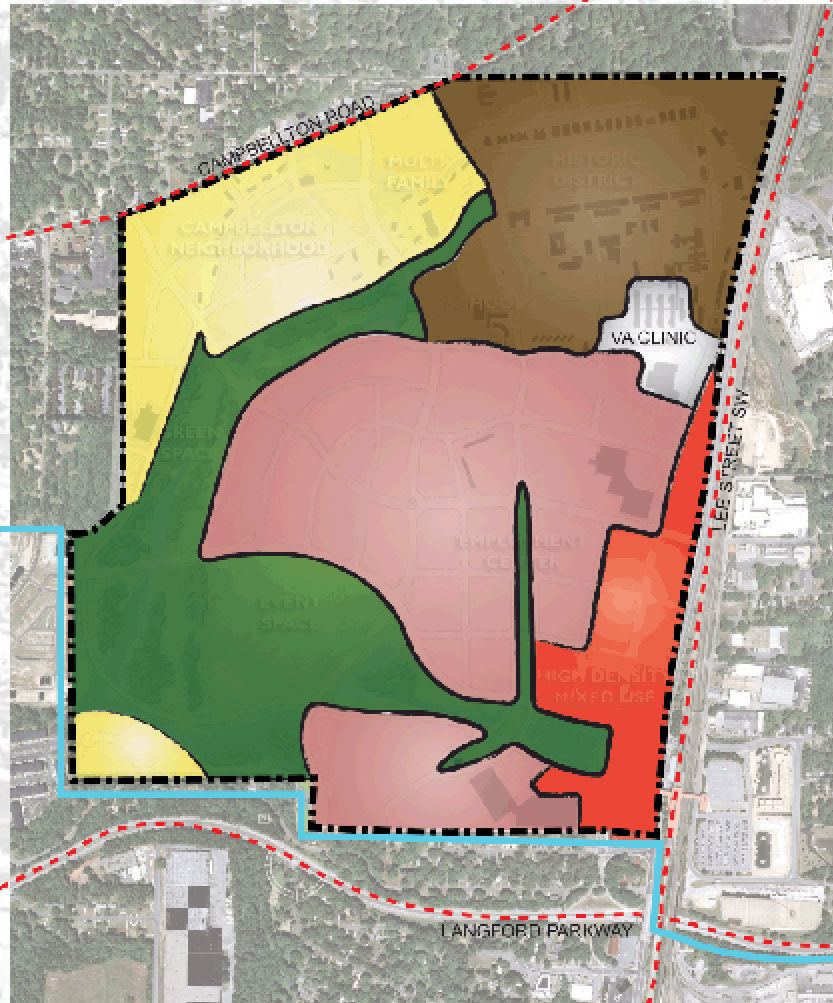
Green Space: 150 Acres

VA Clinic: 11 Acres





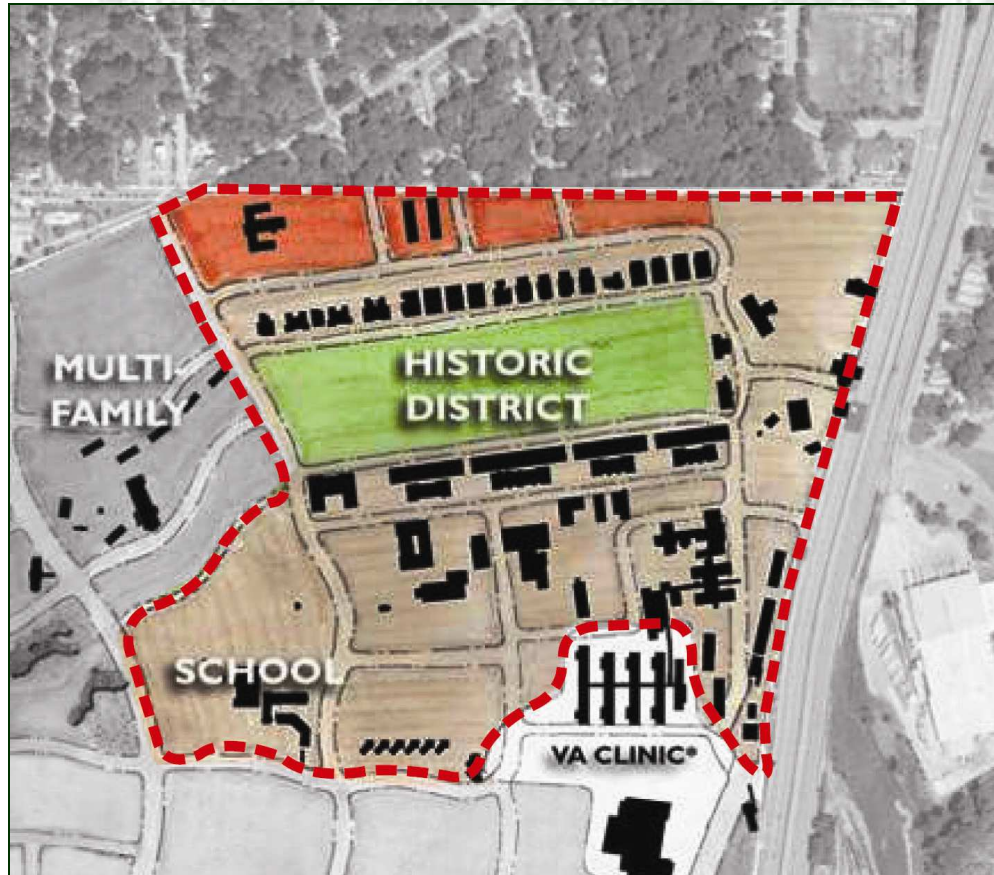
# Subarea Opportunities



## LEGEND

- Historic
- Main Street
- Employment
- Residential
- Open Space

# Subarea: Historic



## Reuse Plan Objectives

- Preserve historic architecture and green space
- Encourage adaptive reuse
- Ensure compatible infill
- Identify appropriate access points



# Zoning Approach



## Preservation

- Preserve and reuse existing structures

## Infill

- Establish development regulations based on existing historic structures
- Establish and provide for street framework
- Identify suitable parking

## Transition

- Establish requirements for transition lots



# Ft. McPherson Historic Property Photos





# Subarea: Main Street



## Reuse Plan Objectives

- Create economic vitality and employment opportunities through mix of land uses
  - Office
  - Retail
  - Residential
  - Hotel/Conference Facility
- Establish a vibrant and dynamic mixed-use area
- Establish connectivity to MARTA and public transit

# Possible Main Street Uses

## Retail/Commercial Uses:

- Retail services (i.e. shops, restaurants and business/service establishments); hotel/conference center

## Office/Institutional Uses:

- Business offices and clinics

## Residential Uses:

- Upper-story residential above business establishments
- Mid-rise multi-family residential buildings

## Other Uses:

- Green space, plazas, parking

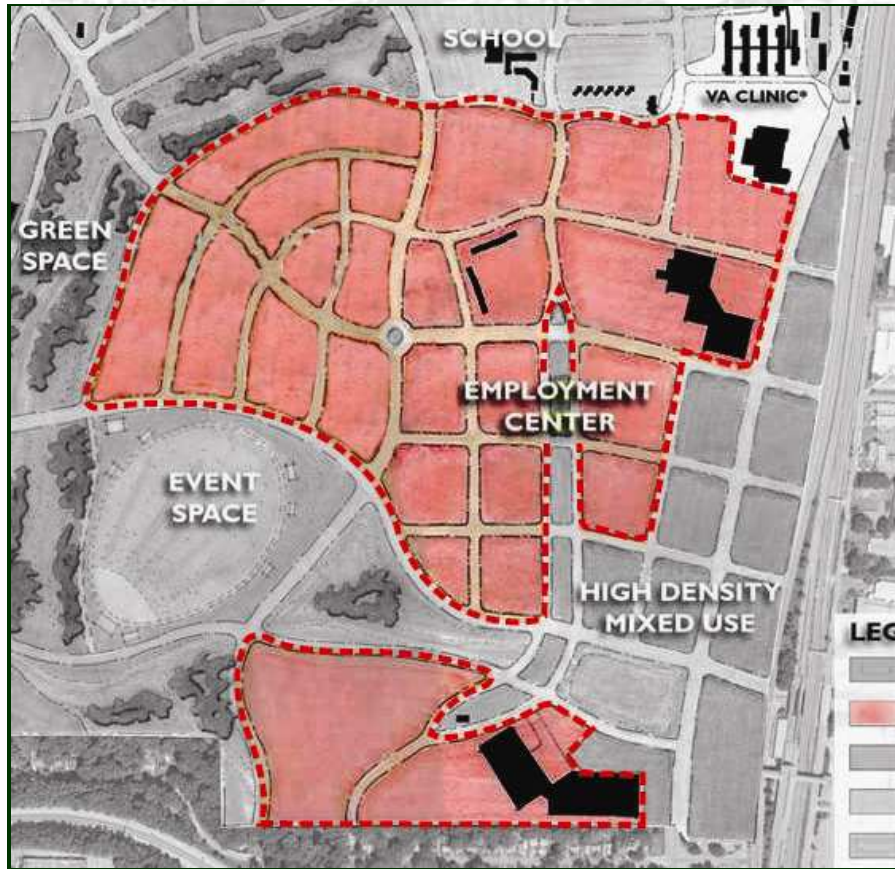


# Main Street Character





# Subarea: Employment Center

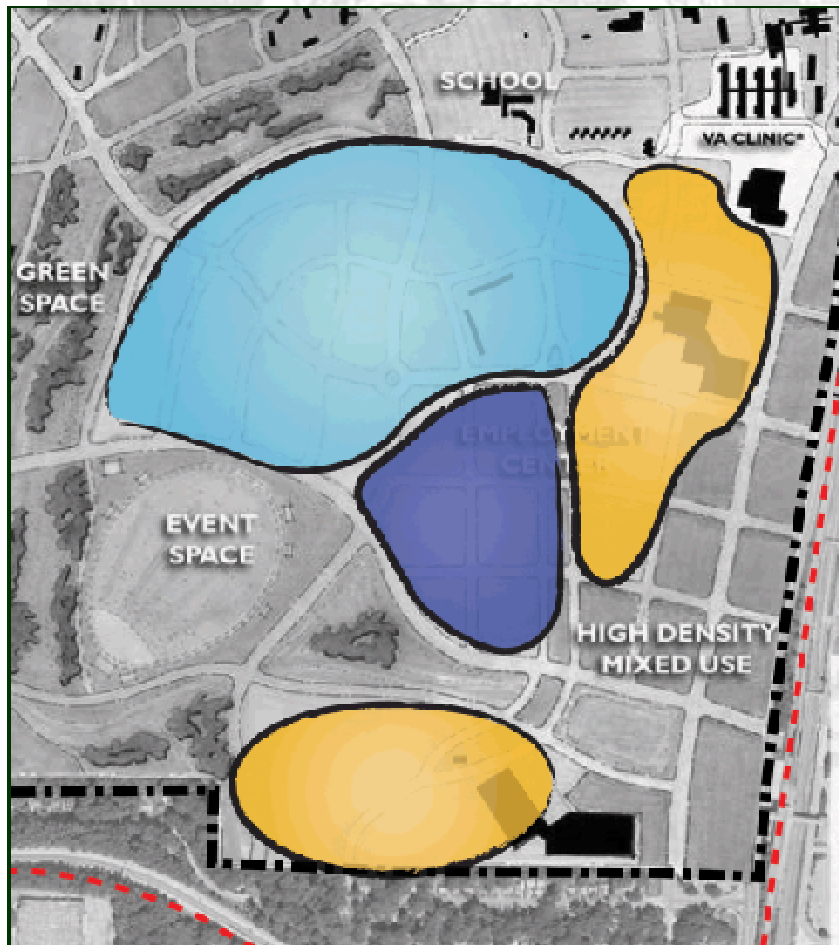


## Reuse Plan Objectives

- Create economic vitality and employment opportunities through mix of land uses
  - Office, research and lab space
  - High-Density Residential
  - Ground-Floor Retail
- Create a high quality campus-like setting
- Provide for a central gathering point and on-site amenities



# Possible Employment Center Concept



- Provide for contiguous green space and community gathering areas
- Minimize impacts on neighboring districts through the use of landscaping, buffers and setbacks

## LEGEND

-  Manufacturing, Research and Development\*
-  Institutional\*
-  Office/Residential\*
- \*Ground-Floor Retail

# Urban Setting

## Technology Enterprise Park



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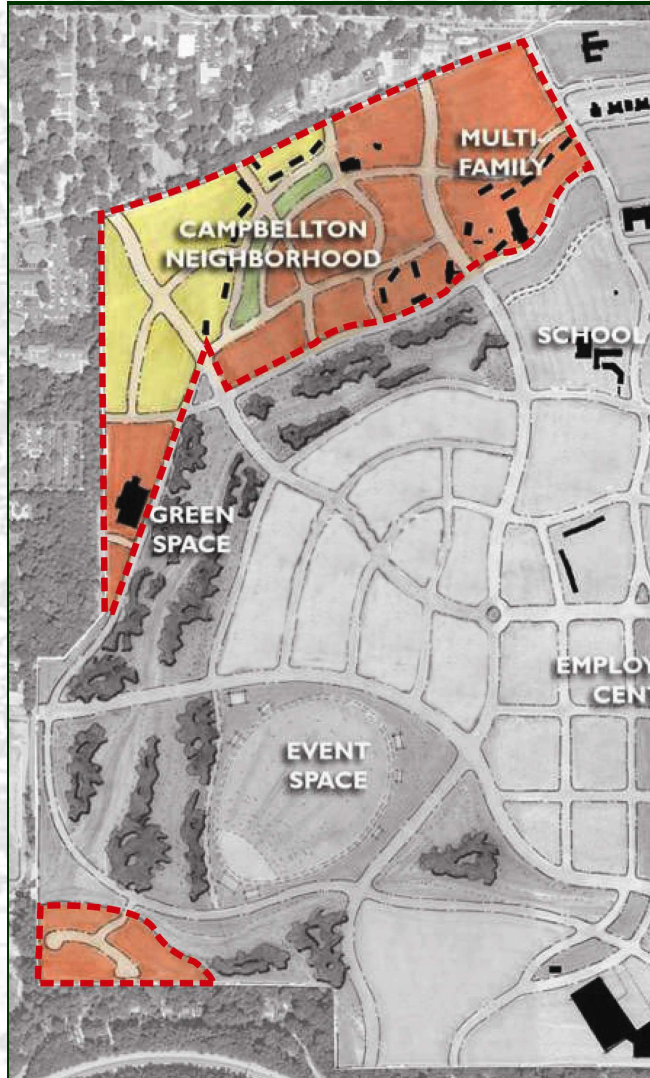
Subarea Opportunities:  
Employment Center



# Campus Setting



# Subarea: Residential



## Reuse Plan Objectives

- Provide for low/medium/high-density residential uses
  - Single-Family
  - Townhomes
  - Multi-Family
- Allow for reuse of existing housing



# Dwelling Type Photos



Detached Single Family



Townhomes



Multi-Family



Flats

# Zoning Approach

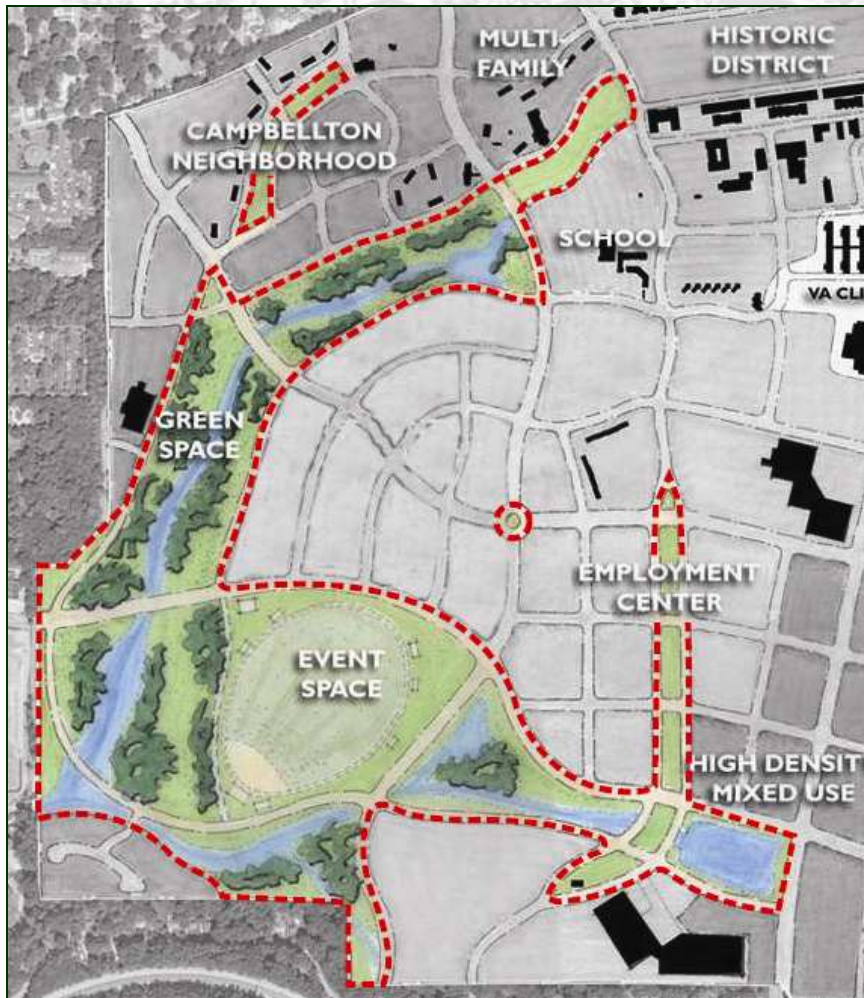
- Examine appropriate lot sizes of adjacent single-family neighborhoods to ensure compatibility
- Transition from single-family to non-residential uses with appropriately scaled residential uses
- Employ the zoning principles of new urbanism and traditional neighborhood design (i.e. Venetian Hills, Sylvan Hills, Oakland City, and Glenwood Park)



# Surrounding Residential Photos



# Subarea: Green Space



## Reuse Plan Objectives

- Provide for future active/passive recreational opportunities
  - 150 Acres
- Create public oriented linear park that links the entire property
- Create an area for special events and festivals
  - 30 Acres
- Preserve scenic quality and the natural environment



# Zoning Approach



## Green Space Concept:

- Special Event/Festival Area
- Other possible uses include:
  - Community Gardens
  - Picnic Area
  - Dog Park
  - Multi-purpose field
- System of pedestrian/bicycle trails that interconnect the Green Space area with the rest of the subareas

# Green Space Photos





# Life After Base Closure

- Variety of business types will be created
  - Increase employment opportunities for residents
  - Increase services available to existing neighborhoods
  - Increase revenues for the City



# Life After Base Closure

- New housing choices, including single family, multi-family and residential above retail/office, will be created to serve a range of income and age groups





# Life After Base Closure

- Variety of community green spaces – new parks, plazas, community gardens and trail systems



# Future Actions

- Draft Zoning and Land Use Blueprint
- Standard Legislative Process
  - NPU Meetings
    - Zoning Review Board Hearing
    - Zoning & CD/HR Committee Hearing
    - City Council Hearing
    - City Council Decision



# Workshop Breakout Sessions

## Discussion Topics

- Permitted primary uses
- Permitted accessory uses
- Building scale and setbacks
- Location and type of parking
- Form and use of open space (parks, plaza, etc.)
- Importance of connectivity, compatibility, and community space



# THANK YOU



City of Atlanta

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